

**Raymond C. Geiger**  
**Real Estate**  
**Real Property Appraisers**  
**& Consultants**



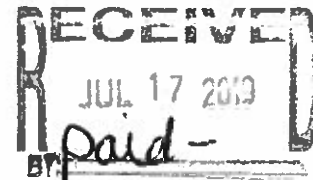
5050 W. Tilghman Street  
Suite 115  
Allentown, PA 18104-9114  
Telephone- 610.395.2220  
Facsimile- 610.395.7760  
Email- info@raygeiger.com  
http://www.raygeiger.com

June 10, 2019

Terence L. Faul, Esquire  
King Spry Herman Freund & Faul  
One West Broad Street, Suite 700  
Bethlehem, PA 18018

[EMAIL ONLY: tfaul@Kingspry.com]

Re: Easton Area School District-Potential Partial Taking  
Owner: Adams, Eric and Jennifer  
110 S. Greenwood Avenue, Easton, PA 18045  
(Palmer Township, Northampton County)  
County Map PARID: L8SE2-9-4-0324



Mr. Freund picked up  
from Alyssa 7-18-19

Dear Attorney Faul:

By telephone and email communication with you, I understand you require a real estate (only) appraisal on the property identified above. I also understand that this appraisal is to opine "Just Compensation" in contemplation of a partial taking of the subject property—an action in Pennsylvania Eminent Domain by the Easton Area School District. This action has been caused by the need to manage storm water and the installation of the needed improvements. Just compensation is defined as follows:

*"Just compensation is the difference between the fair market value of the condemnee's entire property interest immediately before the condemnation and as unaffected thereby and the fair market value of his property interest remaining immediately after such condemnation and as affected thereby and such other damages as are provided by this code."* (Article 602(a) Eminent Domain Code-Pennsylvania)

This necessitates two analyses of the subject property in what is typically referred to as the "Before" and "After" condition as of the date of the Declaration of Taking. Therefore, best efforts should be made for my inspection of the entire property including the improvements to be conducted as near as possible to the DOT.

The intended users of the report are you, your firm and/or any other official representatives of the Easton Area School District. This appraisal may be shared with other parties to facilitate discussion and possible negotiation for amicable resolution, but is not intended for any other purpose. Any unauthorized or unintended use is prohibited. I do recognize that it may become necessary for my appearance and testimony before a Board of View and/or the Northampton County Court of Common Pleas.

I propose to conduct a complete analysis and prepare an appraisal report that is to take the form of what is known as an "Appraisal Report" prepared to the Uniform Standards of Professional Practice. An "Appraisal Report" means the report is presented in a fashion such that the intended user should be capable of understanding the reasoning leading to my conclusions. It will also be prepared in compliance with the Pennsylvania Eminent Domain Code and contain sufficient information in anticipation of an appearance and testimony.

Barring unforeseen circumstances, I am able to provide you a completed report within thirty (30) days of both the acceptance of this agreement and a mutually agreeable inspection date. I will provide the report in digital format (PDF), and follow with three (3) hard copy color originals of the report.

### **Appraisal Process and Scope**

The valuation of real property considers a precise eight-step process:

1. Identification of the Problem.
2. Scope of Work Determination
3. Data Collection and Property Identification
4. Data Analysis
5. Land Value Opinion
6. Application of the Approaches to Value

Re: Appraisal Fee Proposal-Engagement Agreement

- 7. Reconciliation of Value Indications and Final Opinion of Value
- 8. Report of Defined Value.

I will personally inspect the subject property and the neighborhood surrounding it. My inspection will be limited for the purposes of providing a reasonable economic evaluation of the property and will necessarily include the assumptions to be stated in the report. My inspection is NOT to be considered or construed as a professional site, building or environmental inspection. I am not an engineer or an environmental expert. If such inspections are required, you are advised to hire such.

The analysis will include an overview of economic, governmental, environmental, and social factors with emphasis on their impact on the subject property. On-going appraisal work, within the Lehigh Valley provides a strong knowledge of regional and neighborhood market conditions. The three traditional and accepted approaches to value, namely: the Cost Approach, the Sales Comparison or Market Data Approach, and the Income Capitalization Approach will be considered in this analysis. They will be utilized and reported based on their reliability and meaningfulness for the appraisal problem at hand.

**Appraiser's Terms and Fees**

As a prerequisite for my acceptance of this assignment, I will require accompanied access to the property for a proper physical inspection, and any property information provided by the property owner to you, if any. We may discuss these details upon my engagement; however, based on our discussion to date the singular most important item is a proper plan of taking which identifies the entire property in its "Before" condition, as well as the specifics of the part to be taken which is already in my possession.

My fee for the appraisal is \$4,500—of which \$1,500 is due upon the execution of this engagement and the balance due upon the delivery of the report. Checks should be made payable to "Raymond C. Geiger Real Estate". (If you require a W-9, please advise immediately so as not to delay payment).

Additional fees outside the scope of the appraisal assignment, only if necessary and directed by you, will be based on \$250 per hour for additional consultation and/or analysis. In the event an appearance and/or testimony are required, my minimum half-day rate for appearance is \$2,000; and my daily rate is \$4,000.

Please acknowledge your acceptance of this proposal by signing and dating a copy of this letter (all pages) and returning it to me so that I may commence the assignment as soon as possible.

I understand the thoughtfulness and care required in the analysis. However, by accepting this proposal, you hereby acknowledge that you understand that my compensation is not contingent on any action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report. Further, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

My qualifications and current copy of my Pennsylvania General Appraisal Certification are attached to this letter. I hereby certify to having the requisite competency to perform these services.

Thank you for considering me for this assignment. I look forward to hearing from you at your earliest convenience.

Respectfully submitted,



Raymond C. Geiger, Jr.  
Pennsylvania Certified General Appraiser- GA-000007-L

Client:  \_\_\_\_\_

Date: 7-9-19 \_\_\_\_\_

Please sign above and also initial the first page of this letter and return to me.

**King, Spry, Herman Freund & Faul  
One West Broad Street, Suite 700  
Bethlehem, PA 18018**

**Check Request for Bill Date: 7/31/2017**

	Invoice #	Amount	Account Number
Building Projects	120513	\$140.00	32E 4510 378 000 19 014 000 000 000
Building Projects	119781	\$560.00	32E 4510 378 000 19 014 000 000 000
Building Projects	121252	\$752.50	32E 4510 378 000 19 014 000 000 000
Building Projects	122859	\$2,135.00	32E 4510 378 000 19 014 000 000 000
Building Projects	123849	\$2,065.00	32E 4510 378 000 19 014 000 000 000
Building Projects	124583	\$455.00	32E 4510 378 000 19 014 000 000 000
Building Projects	125344	\$490.00	32E 4510 378 000 19 014 000 000 000
Building Projects	126143	\$3,202.50	32E 4510 378 000 19 014 000 000 000
Building Projects	127209	\$2,642.50	32E 4510 378 000 19 014 000 000 000
Building Projects	128084	\$1,102.50	32E 4510 378 000 19 014 000 000 000
Building Projects	128886	\$2,345.00	32E 4510 378 000 19 014 000 000 000
Building Projects	129482	\$7,315.00	32E 4510 378 000 19 014 000 000 000
Building Projects	131222	\$3,692.50	32E 4510 378 000 19 014 000 000 000
Building Projects	132233	\$3,045.00	32E 4510 378 000 19 014 000 000 000
Building Projects	133064	\$6,021.50	32E 4510 378 000 19 014 000 000 000
Building Projects	133068	\$70.00	32E 4510 378 000 19 014 000 000 000
Building Projects	133940	\$2,905.00	32E 4510 378 000 19 014 000 000 000
Building Projects	134530	\$1,610.00	32E 4510 378 000 19 014 000 000 000
Building Projects	135447	\$1,277.50	32E 4510 378 000 19 014 000 000 000
Building Projects	136376	\$359.50	32 E 4510 378 000 19 014 000 000 000
Building Projects	137056	\$2,677.50	32 E 4510 378 000 19 014 000 000 000
Building Projects	137841	\$2,380.00	32 E 4510 378 000 19 014 000 000 000
Building Projects	138830	\$4,882.50	32E 4510 378 000 19 014 000 000 000
Building Projects	139598	\$1,697.50	32 E 4510 378 000 19 014 000 000 000
Building Projects	140429	\$2,645.50	32 E 4510 378 000 19 014 000 000 000
Building Projects	141217	\$1,554.00	32E 4510 378 000 19 014 000 000 000
Building Projects	141955	\$4,123.00	32E 4510 378 000 19 014 000 000 000

**\$62,146.00**



DATE: Jun 3, 2019

### CLIENT AUTHORIZATION FORM

CLIENT: Easton Area School District

PROJECT NAME: Palmer Elementary School

MC PROJ NO.: 17000392A PHASE NAME: Litigation Support

*WE REQUEST YOUR REVIEW AND AUTHORIZATION OF SERVICES AS OUTLINED BELOW IN ORDER TO PROCEED.*

SERVICES REQUESTED BY : Terry Faul

#### DESCRIPTION OF SERVICE CONTRACT SCOPE:

Maser Consulting has been requested to provide litigation support for the land development appeal and potential condemnation of the drainage easement.

Complete scope is unknown at this time; therefore we are proposing to proceed on a time and material basis with a not to exceed of \$10,000 without additional authorization from the District.

The Business Terms and Conditions of the original contract shall still apply.

SERVICES OUTLINED ABOVE SHALL BE INVOICED:

PER DIEM/HOURLY Estimated Budget = \$ 10,000.00

LUMP SUM Fee = \$ \_\_\_\_\_

I (we) hereby authorize the services to proceed as outlined above:

Client Authorization Form prepared by:

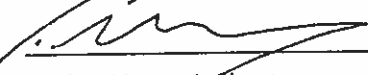
Michael Simonetta

C. Richard Roseberry

Signer's Name (Print)

Project Manager's Name (Print)





Signature

Date

Project Manager's Signature

Date

8/13/19

Jun 3, 2019

PLEASE SIGN THE FORM WHERE INDICATED & FAX, EMAIL OR MAIL TO MASER CONSULTING P.A. FOR OUR RECORDS IF BUSINESS TERMS AND CONDITIONS ARE ATTACHED, PLEASE INITIAL EACH PAGE AND RETURN WITH THIS FORM

**Pfeiffer, Bruno, Minotti & DeEsch, P.C.**  
A Professional Corporation

James L. Pfeiffer  
Charles Bruno

44 North Second Street  
Easton, PA 18044-0468

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610-258-1943

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Allentown, PA  
(610) 776-7105

Bethlehem, PA  
(610) 691-7616

Palmer Township  
3 Weller Place  
Palmer, PA 18045

May 2, 2019

Matter No.: 21-007-7512

Invoice Number: 24248

**Case: Palmer Twp - Easton Area School District - Palmer Elementary School**

FOR PROFESSIONAL SERVICES AND DISBURSEMENTS RENDERED THROUGH April 30, 2019

**Summary of Account**

Balance From Previous Bill	\$1,586.50
Payments Since Last Bill	( \$0.00 )
Adjusted Balance	----- \$1,586.50
CURRENT LEGAL FEES & DISBURSEMENTS	\$702.90
CURRENT BALANCE DUE	----- \$2,289.40 =====

**\*\*\*WE NOW ACCEPT AMEX, VISA & MASTERCARD\*\*\***

**CARD#** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

**CVA # (3 digit code on back of card)** \_\_\_\_\_

**Cardholder's Name & Zip Code:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

DATE	DESCRIPTION	HOURS	AMOUNT	ATTNY/ PARA
4 /1/19	Conv with atty asteak for adamms, letter to adams counsel	0.70	\$108.50	CB
	Reviewed email and attachment from school district representatives; Discussed file with CB; drafted, finalized, and sent letter to Adams' attorney re decision letter; attached documents; filed documents; updated status list;	0.60	\$30.00	Par
4 /2/19	Conv with atty faul and notes to file	0.40	\$62.00	CB
	Correspondence with Atty Faul; attached documents; filed documents; updated status list	0.30	\$15.00	Par
4 /3/19	Reviewed status of file; updated status list; noted deadlines; revised LDIA	0.70	\$35.00	Par
4 /4/19	Conv with d colver and conv with twp eng	0.20	\$31.00	CB
4 /9/19	Letter to counsel for developer	0.40	\$62.00	CB
	Finalized and sent ltr to Faul re invoices; attached documents; filed documents; updated status list; noted deadlines	0.40	\$20.00	Par
4 /22/19	Preparation for and meeting with Twp Engineer and Twp Planning Director to review status of the project	0.40	\$62.00	CB
	Preparation for and meeting with Twp Engineer and Twp Planning Director to review status of the project	0.40	\$20.00	Par
4 /23/19	Conv with g asteak and conv with twp eng	0.30	\$46.50	CB
4 /24/19	Rev of email from g asteak	0.20	\$31.00	CB
	Reviewed email and appeal filed; attached documents; filed documents; noted deadlines; updated status list	1.20	\$60.00	Par
4 /25/19	Rev of file , prep of plan approval extension and letter to counsel	0.50	\$77.50	CB
	Reviewed township meeting notes; drafted extension and ltr to Faul enc extension; noted deadlines; updated status list; finalized and sent ltr to Faul; discussed file with CB; attached documents; filed documents	0.80	\$40.00	Par
Total Professional Services			\$700.50	

**DISBURSEMENTS:**

Postage

2.40

Total Disbursements Advanced	\$2.40
<b>Total Fees, Disbursements</b>	<b>\$702.90</b>

**Pfeiffer, Bruno, Minotti & DeEsch, P.C.**

A Professional Corporation

James L. Pfeiffer  
Charles Bruno

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610-258-1943

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(610) 776-7105

Bethlehem, PA  
(610) 691-7616

Palmer Township  
3 Weller Place  
Palmer, PA 18045

April 4, 2019

Matter No.: 21-007-7512

Invoice Number 24130

**Case: Palmer Twp - Easton Area School District - Palmer Elementary School**

FOR PROFESSIONAL SERVICES AND DISBURSEMENTS RENDERED THROUGH March 31, 2019

**Summary of Account**

Balance From Previous Bill	\$847.00
Payments Since Last Bill	( \$0.00 )
Adjusted Balance	----- \$847.00
CURRENT LEGAL FEES & DISBURSEMENTS	\$739.50
CURRENT BALANCE DUE	----- \$1,586.50 =====

\*\*\*WE NOW ACCEPT AMEX, VISA & MASTERCARD\*\*\*

CARD# \_\_\_\_\_

Expiration Date: \_\_\_\_\_

CVA # (3 digit code on back of card) \_\_\_\_\_

Cardholder's Name & Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_



DATE	DESCRIPTION	HOURS	AMOUNT	ATTNY/ PARA
3 /1/19	conv with atty freund and memeo to file	0.30	\$46.50	CB
	Discussed file with CB; updated deadlines; memo to file	0.20	\$10.00	Par
3 /3/19	Rev of file and prep of letter top atty for EASD and proposed extension	0.70	\$108.50	CB
3 /8/19	Conversation with Atty. Faul; attached documents; filed documents	0.20	\$10.00	Par
3 /11/19	Reviewed email and letter from atty. Faul; revised decision letter; attached documents; filed documents; updated status list; noted deadlines	0.40	\$20.00	Par
3 /18/19	Meet with paralegal	0.20	\$31.00	CB
3 /19/19	Discussed file with CB	0.20	\$10.00	Par
3 /20/19	Prepared file for BOS meeting	0.10	\$5.00	Par
3 /21/19	Prep of revised letter	0.20	\$31.00	CB
	Discussed file with CB; finalized revised decision letter; correspondence to developer attorney; noted deadlines; updated status list	0.40	\$20.00	Par
3 /22/19	preparation for status meeting	0.20	\$10.00	Par
3 /25/19	Email exchanges with t faul	0.20	\$31.00	CB
	Preparation for and attendance at status meeting with Twp Engineer and Planning Director	0.40	\$62.00	CB
	Correspondence with Atty. Faul's office; reviewed email; attached documents; filed documents; discussed with CB; Preparation for and attendance at status meeting with Twp Engineer and Planning Director	0.60	\$30.00	Par
3 /26/19	Prep of emails and revisions to letter and prep of decision extension	0.70	\$108.50	CB
	reviewed notes from status meeting; drafted letter to Faul re escrow account; reviewed emails; attached documents; filed documents; noted deadlines; updated status list; discussed file with CB and SB; prepared for BOS	0.40	\$20.00	Par
3 /28/19	Reviewed email from School District Attorney; preparation of draft drainage easement	1.00	\$155.00	CB
3 /31/19	Rev of email from counsel	0.20	\$31.00	CB
Total Professional Services			\$739.50	

**Total Fees, Disbursements**

---

**\$739.50**

**Pfeiffer, Bruno, Minotti & DeEsch, P.C.**  
A Professional Corporation

James L. Pfeiffer  
Charles Bruno

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(610) 776-7105

Palmer Township  
3 Weller Place  
Palmer, PA 18045

Bethlehem, PA  
(610) 691-7616

March 8, 2019

Matter No.: 21-007-7512

Invoice Number 24056

**Case: Palmer Twp - Easton Area School District - Palmer Elementary School**

FOR PROFESSIONAL SERVICES AND DISBURSEMENTS RENDERED THROUGH February 28, 2019

**Summary of Account**

Balance From Previous Bill	\$729.50
Payments Since Last Bill	( \$0.00 )
Adjusted Balance	----- \$729.50
CURRENT LEGAL FEES & DISBURSEMENTS	\$117.50
CURRENT BALANCE DUE	----- \$847.00 =====

\*\*\*WE NOW ACCEPT AMEX, VISA & MASTERCARD\*\*\*

CARD# \_\_\_\_\_

Expiration Date: \_\_\_\_\_

CVA # (3 digit code on back of card) \_\_\_\_\_

Cardholder's Name & Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_

<b>DATE</b>	<b>DESCRIPTION</b>	<b>HOURS</b>	<b>AMOUNT</b>	<b>ATTNY/ PARA</b>
2/7/19	Reviewed file and prepared for township status meeting	0.20	\$10.00	Par
2/8/19	Preparation for and meeting with Township Engineer and Township Planning Director to review status of the project	0.30	\$46.50	CB
	Preparation for and meeting with Township Engineer and Township Planning Director to review status of the project	0.30	\$15.00	Par
2/18/19	Reviewed file and deadlines; prepared extension	0.20	\$10.00	Par
2/26/19	Prepared items for BOS meeting	0.10	\$5.00	Par
2/27/19	meet with paralegal	0.20	\$31.00	CB
Total Professional Services			\$117.50	
Total Fees, Disbursements				\$117.50

**Pfeiffer, Bruno, Minotti & DeEsch, P.C.**

A Professional Corporation

44 North Second Street

Easton, PA 18044-0468

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Allentown, PA  
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Bethlehem, PA  
(610) 691-7616

February 7, 2019

Matter No.: 21-007-7512

Invoice Number 23967

Case: Palmer Twp - Easton Area School District - Palmer Elementary School

FOR PROFESSIONAL SERVICES AND DISBURSEMENTS RENDERED THROUGH January 31, 2019

**Summary of Account**

Balance From Previous Bill	\$1,829.50
Payments Since Last Bill	( \$1,829.50 )
Adjusted Balance	----- \$0.00
 CURRENT LEGAL FEES & DISBURSEMENTS	 \$729.50
 CURRENT BALANCE DUE	 ----- \$729.50

\*\*\*WE NOW ACCEPT AMEX, VISA & MASTERCARD\*\*\*

CARD# \_\_\_\_\_

Expiration Date: \_\_\_\_\_

CVA # (3 digit code on back of card) \_\_\_\_\_

Cardholder's Name & Zip Code: \_\_\_\_\_

Signature: \_\_\_\_\_

DATE	DESCRIPTION	HOURS	AMOUNT	ATTNY/ PARA
1 /3/19	Reviewed status of file; noted deadlines	0.20	\$10.00	Par
1 /4/19	Sent correspondence re meeting between the parties; noted deadlines; updated status list; attached documents	0.20	\$10.00	Par
1 /9/19	Reviewed status of file and deadlines; updated status list; discussed file with CB	0.30	\$15.00	Par
1 /10/19	Conv with twp reps j young and d colver	0.20	\$31.00	CB
	Reviewed email from Planning Director; Reviewed file and past correspondence; scheduled meeting with EASD	0.30	\$15.00	Par
1 /11/19	Finalized tri-party meeting plans; attached documents; noted deadlines; updated status list	0.20	\$10.00	Par
1 /14/19	Conv with rep of twp and j freund , and email to atty for adams	0.50	\$77.50	CB
	Prep for and attendance at meeting with reps od easd and twp and mr adams	3.00	\$465.00	CB
	Reviewed emails between parties; attached documents; filed documents; prepared file for meeting between parties; reviewed status of file; updated status list; discussed file with CB	0.80	\$40.00	Par
1 /15/19	Conv with twp eng	0.20	\$31.00	CB
	Discussed file with CB; attached files; noted deadlines; updated status list	0.40	\$20.00	Par
1 /24/19	Reviewed file and status of deadlines	0.10	\$5.00	Par
Total Professional Services			\$729.50	
<b>Total Fees, Disbursements</b>			<b>\$729.50</b>	

**PAYMENTS RECEIVED**

1 /25/19		\$1,829.50
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**Pfeiffer, Bruno, Minotti & DeEsch, P.C.**  
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Bethlehem, PA  
(610) 691-7616

**PALMER TOWNSHIP**

**DEC 13 2018**

**RECEIVED**

Palmer Township  
3 Weller Place  
Palmer, PA 18045

December 8, 2018

Matter No.: 21-007-7512

Invoice Number 23707

**Case: Palmer Twp - Palmer Elementary School**

FOR PROFESSIONAL SERVICES AND DISBURSEMENTS RENDERED THROUGH December 7, 2018

**Summary of Account**

Balance From Previous Bill	\$1,493.50
Payments Since Last Bill	( \$1,493.50 )
Adjusted Balance	----- \$0.00
 CURRENT LEGAL FEES & DISBURSEMENTS	 \$1,300.50
 CURRENT BALANCE DUE	 ----- \$1,300.50 =====

**\*\*\*WE NOW ACCEPT AMEX, VISA & MASTERCARD\*\*\***

**CARD#** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

**CVA # (3 digit code on back of card)** \_\_\_\_\_

**Cardholder's Name & Zip Code:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

DATE	DESCRIPTION	HOURS	AMOUNT	ATTNY/ PARA
11 /1/18	Met with paralegal	0.20	\$31.00	CB
	Spoke with Township Engineer regarding plan approval letter; discussed file with CB	0.30	\$15.00	Par
11 /2/18	Meet with paralegal; Conv with twp eng	0.60	\$93.00	CB
	Spoke with Township Engineer regarding plan approval letter; reviewed letter; discussed changes with CB; finalized and sent plan approval letter	0.60	\$30.00	Par
11 /5/18	Attached files; filed documents; updated status list	0.20	\$10.00	Par
11 /16/18	Rev of file and prep of letter to developer re status	0.30	\$46.50	CB
11 /20/18	Rev of correspondence from atty freund, communications with client representatives,conv with twp eng, conv with twp manager,, conv with atty freund	1.40	\$217.00	CB
	Reviewed email and letter from Developer's Attorney; attached documents; filed documents; updated status list; discussed file with CB	0.50	\$25.00	Par
11 /26/18	Conv with twp eng and follow up, rev of correspondence from district solicitor, email to twp reps	0.80	\$124.00	CB
	Preparation for Status Meeting	0.40	\$20.00	Par
11 /27 /18	Prep for meeting , conv with twp reps and twp eng , conv with atty faul, rev of email from atty faul	0.80	\$124.00	CB
	Reviewed file; discussed file with CB; prepared for BOS meeting; Attendance of Status Meeting	0.90	\$45.00	Par
11 /28 18	Rev of correspondence and prep of letter to counsel	1.00	\$155.00	CB
	Drafted letter to Atty. Freund re modifications to conditions of approval letter	0.30	\$15.00	Par
11 /29 18	Prep of revised condition letter rev of email from easd rep	0.30	\$46.50	CB
	Reviewed file and emails; revised and sent letter to Atty. Freund re modifications to plan approval letter; attached documents; filed documents; updated status list; noted deadlines	0.50	\$25.00	Par
11 /30 18	Email to reps of district , conv with twp rep	0.30	\$46.50	CB
	Attached documents; filed documents	0.30	\$15.00	Par
12 /5/18	Rev of email from t faul and follow up	0.20	\$31.00	CB
12 /7/18	Conv with atty faul -two and email to twp reps	1.20	\$186.00	CB



Total Professional Services	\$1,300.50
<b>Total Fees, Disbursements</b>	<b>\$1,300.50</b>
<b>PAYMENTS RECEIVED</b>	
11 /30/18	\$1,493.50

**Pfeiffer, Bruno, Minotti & DeEsch, P.C.**

A Professional Corporation

44 North Second Street

Easton, PA 18044-0468

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Palmer Township  
3 Weller Place  
Palmer, PA 18045

Bethlehem, PA  
(610) 691-7616

July 12, 2018

Matter No.: 21-007-7512

Invoice Number: 23202

✓ **Case: Palmer Twp - Palmer Elementary School**

FOR PROFESSIONAL SERVICES AND DISBURSEMENTS RENDERED THROUGH July 2, 2018

**Summary of Account**

Balance From Previous Bill	\$327.00
Payments Since Last Bill	( \$327.00 )
Adjusted Balance	----- \$0.00
CURRENT LEGAL FEES & DISBURSEMENTS	\$1,227.00
CURRENT BALANCE DUE	----- \$1,227.00 =====

**\*\*\*WE NOW ACCEPT VISA/MASTERCARD\*\*\***

Visa/MC# \_\_\_\_\_

Exp. Date: \_\_\_\_\_

Cardholder's Name: \_\_\_\_\_

Signature: \_\_\_\_\_

DATE	DESCRIPTION	HOURS	AMOUNT	ATTNY/ PARA
6/11/18	PREP OF EXTENSION AND REV OF FILE	0.40	\$62.00	CB
	Prepare draft correspondence to Atty. Faul; Prepare request to grant PT extension on decision; Review exchange emails re: Preplanning Meeting date and time change; Review PC Agenda and documentation; Follow-up	1.00	\$50.00	Par
6/12/18	Meet with twp reps and twp eng , conv with atty faul	1.00	\$155.00	CB
	Review file; Conference with Atty. Bruno; Compile documentation for PC meeting	0.50	\$25.00	Par
6/14/18	Follow up on pc issues	0.20	\$31.00	CB
6/18/18	Conv with d colver and Email to mr adams, email to atty faul	0.50	\$77.50	CB
	Rev of email from t faul	0.20	\$31.00	CB
	Review emails from Mr. Adams, Mr. Colver, and Atty. Bruno; Office meeting with Atty. Bruno; Prepare second request email to Atty. Faul for extension of time	0.40	\$20.00	Par
6/19/18	Conv with twp eng	0.30	\$46.50	CB
	Rev of email from d colver	0.20	\$31.00	CB
	Review email exchanges from Atty. Faul and Atty. Bruno; Review file miscellaneous documents/emails/agreements; Prepare email to Atty. Bruno; Updates to status report; Follow-up	0.70	\$35.00	Par
6/20/18	Emails with twp reps	0.20	\$31.00	CB
6/21/18	conv with atty Faherty for adams , note to file	0.30	\$46.50	CB
6/22/18	Meeting with twp eng and twp reps	2.00	\$310.00	CB
	Prep for meeting of the board	0.20	\$31.00	CB
	Prepare Memo; Gather, organize documentation and file for meeting; Follow-up; Review email with recorded ROW Agreement and Easement	1.20	\$60.00	Par
6/26/18	Attended BOS hearing.	2.30	\$0.00	SB
	Office meeting with Atty. Bruno; Gather file and documentation for BOS meeting; Prepare email to Atty. Bruno	0.30	\$15.00	Par
6/27/18	conv with d colver	0.20	\$31.00	CB
	Meeting with Atty. Bruno; File review and organization; Prepare draft correspondence to Atty. Faul re: escrow	0.60	\$30.00	Par

	balance; Prepare email to Atty. and township representatives re: status; Monitor pertinent deadlines			
6 /29/18	Letter to atty faul	0.30	\$46.50	CB
7 /2/18	Rev of letter from atty faherty and email to cc, rev of sewer easement	0.40	\$62.00	CB
Total Professional Services			\$1,227.00	
<b>Total Fees, Disbursements</b>			<hr/>	<b>\$1,227.00</b>

**PAYMENTS RECEIVED**

6 /25/18			\$327.00	
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# Pfeiffer Bruno, PC

**James L. Pfeiffer**  
**Charles Bruno**

**Paul Bender**  
**Travis J. Savoia**  
**Andrew P. Gould**

A Professional Corporation  
44 North Second Street  
Easton, PA 18044-0468

**610-258-4003**

**610-258-1943**

Phillipsburg, NJ  
(908) 454-7100

Clinton, NJ  
(908) 735-5719

Allentown, PA  
(610) 776-7105

Bethlehem, PA  
(610) 691-7616

Palmer Township  
3 Weller Place  
Palmer, PA 18045

November 16, 2017

Matter No.: 21-007-7512

Invoice Number: 22098

**Case: Palmer Twp - Palmer Elementary School**

FOR PROFESSIONAL SERVICES AND DISBURSEMENTS RENDERED THROUGH November 14, 2017

LEGAL FEES	\$696.50
DISBURSEMENTS	\$0.00
TOTAL CURRENT CHARGES	<u>\$696.50</u>

### Summary of Account

Balance From Previous Bill	\$0.00
Total New Charges	\$696.50
Payments Since Last Bill	( \$0.00 )
Total Balance Due	<u>\$696.50</u>

**\*\*\*WE ACCEPT AMEX, DISCOVER, VISA & MASTERCARD\*\*\***

Amount \_\_\_\_\_

Card Number \_\_\_\_\_

Exp. Date: \_\_\_\_\_

Cardholder's Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Please reference matter number with payment.

November 16, 2017

Page 2

DATE	DESCRIPTION	HOURS	AMOUNT	ATTORNEY/ PARALEGAL
10 /9/17	Conf call with twp reps and twp eng	0.60	\$93.00	CB
	Review Planning Commission agenda and documentation on Novus; Process new file and documents; Monitor pertinent deadlines; Review file with Atty. Bruno	1.50	\$75.00	Par
10 /10/17	Conv with t faul	0.20	\$31.00	CB
10 /23/17	Preparation for and meet with Township Planning Director and Township Engineer	0.30	\$46.50	CB
10 /25/17	File organization; Review emails from team re: project	0.60	\$30.00	Par
10 /27/17	Review emails from team; Coordinate meeting with team members	0.50	\$25.00	Par
11 /1/17	Prep for and meet with reps of school and twp and site visit	2.00	\$310.00	CB
	Prep for and meet at twp with reps of twp and school	0.20	\$31.00	CB
11 /2/17	File review; Prepare extension letter from developer to Twsp. for decision on plan	0.50	\$25.00	Par
11 /3/17	Prepare correspondence to Atty. Faul with Extension; Prepare email to Atty. Faul	0.60	\$30.00	Par
<b>Total Professional Services</b>			<b>\$696.50</b>	
<b>Total Fees and Disbursements</b>			<hr/>	<b>\$696.50</b>

**PAYMENTS RECEIVED**

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING

ARCHITECTURE

LAND SURVEYING

Oxford Drive at Fish Hatchery Road

2451 Parkwood Drive Allentown, Pennsylvania 18103-9608

Telephone: 610-791-2252

Telefacsimile: 610-791-1256

E-mail: info@pidcockcompany.com

Website: www.pidcockcompany.com

Palmer Township

Board of Supervisors

3 Weller Place

Palmer, PA 18045-1975

July 5, 2018

Invoice No: 46038

RE: Project P2066 Palmer Elementary School Reconstruction  
Professional Services from May 27, 2018 to June 19, 2018

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To: Professional Engineering Services

For:

A Plan Review - Basic Services

Correspondence regarding stormwater management proposal; telephone discussion with Attorney Faul; review and discuss drainage system design, Adams property easement, and Adams' engineer's letter; review of correspondence from Mr. Colver regarding neighbors concerns; preparation for and attendance at pre-Planning Commission meeting with the Township staff; attendance at Planning Commission meeting; review of Hay Terrace/Adams property storm sewer design alternatives

**Professional Services**

Senior Engineer III	30.00 hrs. @	\$126.00 /hr. =	\$3,780.00	
Senior Engineer II	0.50 hrs. @	\$121.00 /hr. =	\$60.50	
				<b>\$3,840.50</b>

**Reimbursable Expenses**

Mileage	\$15.81
Expenses including Prints, Copies, etc.	\$242.81

**Total Reimbursables** **\$258.62**

**Total this Phase** **\$4,099.12**

**TOTAL AMOUNT DUE THIS INVOICE** **\$4,099.12**

Palmer Township  
Board of Supervisors  
3 Weller Place  
Palmer, PA 18045-1975

Project P2066 Palmer Elementary School Reconstruction  
Professional Services for the Period: May 27, 2018 to June 19, 2018

Phase A Plan Review - Basic Services

Dillman, Brian	Senior Engineer III	5/30/2018	0.50 Hrs.
Telecon w/ R. Roseberry, disc w/ TPC Staff re review of KCE letter for Adams			
Russek, Jr., John	Senior Engineer III	5/30/2018	0.75 Hrs.
Disc storm mgmt issues, drainage sys design, Adams property esmt, and Plan status/sched w/TPC Staff. NPDES Permit Appl/E&S Plan subm corres fm design engr.			
Russek, Jr., John	Senior Engineer III	5/31/2018	0.50 Hrs.
Overview Adams' Engr's (KCE) Storm Sys Report, disc w/TPC Staff. Records mgmt.			
Dillman, Brian	Senior Engineer III	6/4/2018	0.50 Hrs.
Corresp. re SWM proposal; telecon w/ Atty. Faul			
Russek, Jr., John	Senior Engineer III	6/4/2018	1.00 Hrs.
Review, disc storm mgmt sys design, Adams property drainage esmt issues, and KCE report for Adams re same w/TPC Staff.			
Tucker, Brent	Senior Engineer III	6/4/2018	1.00 Hrs.
Review and comments on KCE Report ie Adams			
Dillman, Brian	Senior Engineer III	6/5/2018	0.50 Hrs.
Disc w/ TPC Staff re SWM proposal; Adams' engineer's letter			
Russek, Jr., John	Senior Engineer III	6/5/2018	2.00 Hrs.
Review, draft response observations re Adam's Esmt KCE investigation-review/disc same w/TPC Staff.			
Tucker, Brent	Senior Engineer III	6/5/2018	3.00 Hrs.
Review and comments on KCE Report ie Adams			
Dillman, Brian	Senior Engineer III	6/6/2018	0.50 Hrs.
Disc w/ TPC Staff re SWM proposal; Adams' engineer's letter			



Russek, Jr., John	Senior Engineer III	6/6/2018	1.00 Hrs.	Continue processing corres re Adams' KCE report.
Tucker, Brent	Senior Engineer III	6/6/2018	1.00 Hrs.	Review and comments on KCE Report re Adams
Russek, Jr., John	Senior Engineer III	6/7/2018	0.50 Hrs.	Continue review/processing corres re KCE rpt re Adams Esmt.
Rothdeutsch, James	Senior Engineer III	6/8/2018	0.50 Hrs.	discuss stormwater review and issues with staff
Russek, Jr., John	Senior Engineer III	6/8/2018	0.75 Hrs.	Corres w/Twp & TPC Staffs re status of review; review 6/12 PC meeting agenda packet corres.
Dillman, Brian	Senior Engineer III	6/11/2018	1.00 Hrs.	Corresp. from D. Colver re neighbors concerns; disc issues w/ TPC Staff
Rothdeutsch, James	Senior Engineer III	6/11/2018	0.50 Hrs.	review of email from Maser re storm sewer alternatives and neighbor notice
Russek, Jr., John	Senior Engineer III	6/11/2018	2.75 Hrs.	Clean-up plan review status update - disc same w/design engr; overview design engr storm design alternatives report and KCE report for Adams; prep project plan status summary- disc same w/Twp PC Staff.
Dillman, Brian	Senior Engineer III	6/12/2018	0.75 Hrs.	Disc w/ TPC Staff re Pre-Planning meeting and in prep for PC Meeting
Russek, Jr., John	Senior Engineer III	6/12/2018	3.00 Hrs.	Prep for, attend pre-PC Staff mtg- review, disc proj/plan issues re same. Attend PC meeting.
Dillman, Brian	Senior Engineer III	6/13/2018	1.00 Hrs.	Disc PC Meeting w/ TPC Staff
Russek, Jr., John	Senior Engineer III	6/13/2018	1.25 Hrs.	Review 6/12 PC meeting results and action items w/TPC Staff. Records mgmt.
Russek, Jr., John	Senior Engineer III	6/15/2018	0.50 Hrs.	Plan processing status summary and review w/TPC Staff.
Russek, Jr., John	Senior Engineer III	6/18/2018	0.25 Hrs.	Corres re Adams esmt and storm mgmt sys design.
Dillman, Brian	Senior Engineer III	6/19/2018	3.50 Hrs.	Review plans, disc w/ TPC Staff re alternatives to pipe through Adams property; telecon w/ D. Colver; telecon w/ C. Bruno
Haberbosch, Douglas	Senior Engineer II	6/19/2018	0.50 Hrs.	Estimate cost to construct storm sewer extension.

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Project	P2066	Palmer Elementary School Reconstruction	Invoice	46038
			July 5, 2018	
			Page 4	

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Russek, Jr., John	Senior Engineer III	6/19/2018	1.50 Hrs.
Review plan/drainage design and review history, plan revisions, storm sewer alt studies, and Adams property storm sewer crossing layout - corres re Twp Staff meeting re same.			

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
Telephone: 610-791-2252  
Telefacsimile: 610-791-1256  
E-mail: info@pidcockcompany.com  
Website: www.pidcockcompany.com

Palmer Township  
Board of Supervisors  
3 Weller Place  
Palmer, PA 18045-1975

November 2, 2017  
Invoice No: 44791

RE: Project P2066 Palmer Elementary School Reconstruction  
Professional Services from September 24, 2017 to October 28, 2017

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To: Professional Engineering Services  
For:

A Plan Review - Basic Services

Review of preliminary/final plans and stormwater management calculations; preparation of review letter/memorandum; site view of drainage paths and downstream drainage conditions; review of plan issues with the Township staff; telephone discussion with the design engineer regarding stormwater management concerns; preparation for and attendance at Planning Commission meeting; review of NPDES Plans and Reports, and of spray irrigation plans; preparation of review letter/memorandum

**Professional Services**

Senior Engineer II	41.50 hrs.	@	\$121.00 /hr.	=	\$5,021.50
Senior Engineer I	61.25 hrs.	@	\$94.00 /hr.	=	\$5,757.50
Senior Architect II	3.75 hrs.	@	\$121.00 /hr.	=	\$453.75
Project Engineer	35.50 hrs.	@	\$76.00 /hr.	=	\$2,698.00
Senior Field Engineer	3.25 hrs.	@	\$117.00 /hr.	=	\$380.25
Senior Surveyor II	3.00 hrs.	@	\$78.00 /hr.	=	\$234.00
Engineering Technician	2.00 hrs.	@	\$50.00 /hr.	=	\$100.00
Computer Aided Design Equipment	5.50 hrs.	@	\$26.00 /hr.	=	\$143.00

**\$14,788.00**

**Reimbursable Expenses**

Expenses including Prints, Copies, etc.	\$80.41
Mileage	\$38.52

**Total Reimbursables**

**\$118.93**

**Total this Phase**

**\$14,906.93**

THE PIDCOCK COMPANY

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Project	P2066	Palmer Elementary School Reconstruction	Invoice	44791
				November 2, 2017
				Page 2

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**TOTAL AMOUNT DUE THIS INVOICE** **\$14,906.93**

Palmer Township  
Board of Supervisors  
3 Weller Place  
Palmer, PA 18045-1975

Project P2066 Palmer Elementary School Reconstruction  
Professional Services for the Period: September 24, 2017 to October 28, 2017

Phase A Plan Review - Basic Services

Bonshak, Erinn	Project Engineer	9/25/2017	7.25 Hrs.
	Continue stormwater management review. CAD=2.0		
CAD,	Computer Aided Design Equipment	9/25/2017	2.00 Hrs.
Cromer, Brooks	Senior Engineer I	9/25/2017	2.75 Hrs.
	Reviewed the Land Development plans for traffic issues. Prepared comment letter on same.		
Kmetz, William	Senior Surveyor II	9/25/2017	1.50 Hrs.
	Check parcel and right-of-way closures.		
Russek, Jr., John	Senior Engineer II	9/25/2017	0.50 Hrs.
	Disc P/F Plan and drainage calc review status, issues and schedule w/TPC Staff.		
Wojciechowski, Stanley	Senior Engineer I	9/25/2017	5.00 Hrs.
	Summarize Development Proposal, Reviewed Plans, and Review Plans and Data Against Ordinance Requirements		
Wojciechowski, Stanley	Senior Engineer I	9/26/2017	5.50 Hrs.
	Review Plans Against Ordinance Requirements, Phone Conversation with Zoning Officer to Review Dimensional Tables/Requirements		
Bonshak, Erinn	Project Engineer	9/27/2017	3.00 Hrs.
	Continue stormwater management review.		
Dillman, Brian	Senior Engineer II	9/27/2017	0.50 Hrs.
	Disc w/ TPC Staff re zoning items		
Russek, Jr., John	Senior Engineer II	9/27/2017	1.50 Hrs.
	Review P/F Plans. Disc, draft zoning comments to Zoning Officer.		

Tucker, Brent	Senior Engineer II	9/27/2017	0.75 Hrs.
Review stormwater management plan and calculations and prepare comments			
Wojciechowski, Stanley	Senior Engineer I	9/27/2017	7.75 Hrs.
Review Plans Against Ordinance Requirements, Summarize Zoning Observations			
Bonshak, Erinn	Project Engineer	9/28/2017	0.25 Hrs.
Discussion with TPC staff.			
Cromer, Brooks	Senior Engineer I	9/28/2017	0.50 Hrs.
Discussions with TPC staff regarding the comments pertaining to the traffic issues on the Land Development plans.			
Dillman, Brian	Senior Engineer II	9/28/2017	1.50 Hrs.
Review plans, process corresp re zoning items; disc w/ TPC Staff			
Harman, Brian	Senior Engineer II	9/28/2017	1.00 Hrs.
Begin review of land development plan.			
Russek, Jr., John	Senior Engineer II	9/28/2017	0.25 Hrs.
Review zoning issues, regs w/TPC Staff.			
Tucker, Brent	Senior Engineer II	9/28/2017	0.50 Hrs.
Review stormwater management plan and calculations and prepare comments			
Wojciechowski, Stanley	Senior Engineer I	9/28/2017	6.00 Hrs.
Review Plans Against Ordinance Requirements, Site Investigation, and Review Comments with TPC Staff			
Dillman, Brian	Senior Engineer II	9/29/2017	0.25 Hrs.
Disc zoning items w/ TPC Staff			
Haberbosch, Douglas	Senior Engineer II	9/29/2017	0.50 Hrs.
Review current condition of Township curb re replacement and repair with TPC Staff.			
Harman, Brian	Senior Engineer II	9/29/2017	1.00 Hrs.
Finalize land development review and prepare traffic comments.			
Russek, Jr., John	Senior Engineer II	9/29/2017	1.00 Hrs.
Review site imperv cvgs and zoning observations w/TPC Staff. Design engr corres re E&S Plan/NPDES Permit Appl subm.			
Schimeneck, William	Senior Field Engineer	9/29/2017	0.50 Hrs.
Review Preliminary/Final Plans			
Sonntag, Todd	Senior Architect II	9/29/2017	1.00 Hrs.
Plan review for site accessibility.			
Tucker, Brent	Senior Engineer II	9/29/2017	0.50 Hrs.
Review stormwater management plan and calculations and prepare comments			
Wojciechowski, Stanley	Senior Engineer I	9/29/2017	5.50 Hrs.

Sonntag, Todd	Senior Architect II	10/4/2017	0.25 Hrs.
Coord. with TPC staff re plan review comments.			
Wojciechowski, Stanley	Senior Engineer I	10/4/2017	6.00 Hrs.
Revise Sanitary Sewer Comments per TPC Staff Review			
Bonshak, Erinn	Project Engineer	10/5/2017	2.00 Hrs.
Discussion with TPC staff and revise comment letter to Township.			
Dillman, Brian	Senior Engineer II	10/5/2017	2.25 Hrs.
Review Plan, process corresp, disc w/ TPC Staff re off-site stormwater management			
Rothdeutsch, James	Senior Engineer II	10/5/2017	0.50 Hrs.
review stormwater design issues re diversion of stormwater to Hay Ave.			
Russek, Jr., John	Senior Engineer II	10/5/2017	1.50 Hrs.
Review Hay Terrace drainage proposal, runoff calcs, design alternatives, and draft comments re same w/TPC Staff.			
Tucker, Brent	Senior Engineer II	10/5/2017	1.00 Hrs.
Review Stormwater Management design and calculations and prepare comments.			
Wojciechowski, Stanley	Senior Engineer I	10/5/2017	1.50 Hrs.
Review Comments with TPC Staff			
Bonshak, Erinn	Project Engineer	10/6/2017	2.50 Hrs.
Create Lidar Worksheet for drainage investigation, and site visit to take pictures of surrounding neighborhood. CAD=0.5			
CAD,	Computer Aided Design Equipment	10/6/2017	0.50 Hrs.
Dillman, Brian	Senior Engineer II	10/6/2017	1.75 Hrs.
Disc w/ TPC Staff re SWM system downstream; process corresp.			
Fichter, Lori	Engineering Technician	10/6/2017	1.25 Hrs.
preparation of review letter/memorandum			
Russek, Jr., John	Senior Engineer II	10/6/2017	1.00 Hrs.
Complete P/F Plan review. Review, disc downstream drainage path, proposed system design, and comments re same w/TPC Staff.			
Troutman, Ryan	Senior Engineer I	10/6/2017	1.00 Hrs.
Site visit to view field conditions.			
Tucker, Brent	Senior Engineer II	10/6/2017	0.50 Hrs.
Review Stormwater Management design and calculations and prepare comments.			
Wojciechowski, Stanley	Senior Engineer I	10/6/2017	3.50 Hrs.
Review Comments with TPC Staff			

# THE PIDCOCK COMPANY

CIVIL ENGINEERING AND LAND PLANNING ARCHITECTURE LAND SURVEYING

Oxford Drive at Fish Hatchery Road  
2451 Parkwood Drive Allentown, Pennsylvania 18103-9608  
Telephone: 610-791-2252  
Telefacsimile: 610-791-1256  
E-mail: info@pidcockcompany.com  
Website: www.pidcockcompany.com

Palmer Township  
Board of Supervisors  
3 Weller Place  
Palmer, PA 18045-1975

September 28, 2017  
Invoice No: 44576

RE: Project P2066 Palmer Elementary School Reconstruction  
Professional Services from August 27, 2017 to September 23, 2017

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To: Professional Engineering Services  
For:

A Plan Review - Basic Services  
Review of stormwater management report (continuing)

## Professional Services

Senior Engineer I	2.00 hrs. @	\$94.00 /hr. =	\$188.00
Project Engineer	10.25 hrs. @	\$76.00 /hr. =	\$779.00
Computer Aided Design Equipment	3.00 hrs. @	\$26.00 /hr. =	\$78.00

		<b>Total this Phase</b>	<b>\$1,045.00</b>
		<b>TOTAL AMOUNT DUE THIS INVOICE</b>	<b>\$1,045.00</b>



Palmer Township  
Board of Supervisors  
3 Weller Place  
Palmer, PA 18045-1975

Project P2066 Palmer Elementary School Reconstruction  
Professional Services for the Period: August 27, 2017 to September 23, 2017

Phase	A	Plan Review - Basic Services	
		Wojciechowski, Stanley Senior Engineer I	9/20/2017
		Receive Plans and Process for TPC Review	2.00 Hrs.
		Bonshak, Erinn Project Engineer	9/21/2017
		Review Stormwater Management Report. CAD=1.5	4.00 Hrs.
		CAD, Computer Aided Design	9/21/2017
		Equipment	1.50 Hrs.
		Bonshak, Erinn Project Engineer	9/22/2017
		Continue stormwater management review. CAD=1.5	6.25 Hrs.
		CAD, Computer Aided Design	9/22/2017
		Equipment	1.50 Hrs.